

London Britain Township Board of Supervisors Meeting

June 13, 2011

Approved by the Board of Supervisors at the 7/11/11 meeting

Aileen Parrish, Chairman of the Board of Supervisors opened the Zoning Ordinance Hearing at 7:05PM. In attendance were Vice Chairman Glenn Frederick, Supervisor David Owens, Solicitor Tom Oeste, Engineer Pat Walsh, Zoning Officer Dave Gargula, Roadmaster Joe Ferguson, Treasurer Nette Stejskal and several residents.

Zoning Ordinance Hearing Cont'd

Township Engineer Walsh recommended changes to §604C which had been reviewed previously and the changes were accepted. The hearing continued with the review of §815 and §816. The recommended changes to these sections were noted.

Chairman Parrish made a motion to continue the Zoning Ordinance Hearing to July 11, 2011 at 7:00PM. Vice Chairman Frederick seconded the motion and the vote was unanimous. Supervisor Owens made a motion to adjourn the Zoning Hearing at 8:06PM. Vice Chairman Frederick seconded the motion and the vote was unanimous.

Aileen Parrish, Chairman of the Board of Supervisors opened the meeting at 8:07PM. In attendance were Vice Chairman Glenn Frederick, Supervisor David Owens, Solicitor Tom Oeste, Engineer Pat Walsh, Zoning Officer Dave Gargula, Roadmaster Joe Ferguson, Treasurer Nette Stejskal and several residents.

Chairman Parrish announced that an executive session with Solicitor Oeste was held before the meeting.

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Road Report

Roadmaster Joe Ferguson presented the May Road Report (report attached).

2011 Road Projects

Township Engineer Walsh reported that the contractor has been scheduled to begin work the last week of June. There has been an increase in square yards for the areas of London Tract Road to be milled and patched. Treasurer Stejskal recalculated the estimate for the cost of the repairs to London Tract Road and Flint Hill Road using the updated square yards to be approximately \$124,000.00. The 2011 budget for Road Projects is \$136,000.00.

Roadmaster Joe Ferguson recommended utilizing the unappropriated balance of funds to repair the shoulders on Good Hope Road as an addition to the contract with Dan Malloy. The Board of Supervisors concurred and requested Roadmaster Ferguson and Township Engineer Walsh to delineate the appropriate areas on Good Hope Road and arrange for the work to be completed as part of the contract with Dan Malloy.

Other discussing included:

- Glen Road needs to have cracks sealed.

- Indian Town Road at the intersection with London Tract Road has a patch of asphalt coming up.
- The Township applied an alternate striping paint on Chambers Rock Road and has been monitoring the wear to evaluate the cost benefit of the product. It appears to be wearing better than the standard striping paint. The Township will verify the year the striping was applied and evaluate the cost benefit of this paint.

Park Report

Roadmaster Ferguson presented the May Park Report (report attached).

Mason-Dixon Greenway South – Ms. Lee Heffernan, Flint Hill Crossing resident, inquired if a schedule for mowing and maintenance of the MDGSo site could be forwarded to the residents of Flint Hill Crossing. She reported that there is a hornet-like insect nest in a tree along the Woodland Walkway and that the trees on the edge of the woods between Flint Hill Crossing and Fox Brook are being strangled by invasives. Township Treasurer/Project Coordinator Stejskal responded that the mowing schedule is determined by the length of the grass in the trails and the weather conditions. She stated that residents could contact the township office if they found the trails needing maintenance.

Ms. Karen Addiego, Flint Hill Crossing resident, reported that some of the trees planted in the meadow areas were dying. Treasurer/Project Coordinator Stejskal reported that Ellen Tracey, LA, would be inspecting the trees in the next weeks and reporting her findings.

Nichol Park – Roadmaster Ferguson reported that work on the tot lot underdrain system is scheduled for the week of June 20.

There being no further business regarding roads and parks, Roadmaster Ferguson exited the meeting at 8:40PM.

Zoning Report

Zoning Officer Gargula noted there were 10 Building Permits issued for May 2011.

BP #11-8	Cornell	24 Sienna Drive	House
BP #11-9	Cornell	140 Talbot Drive	House
BP #11-11	Kirk	8 Granby Road	Solar
BP #11-14	Harrison	122 Talbot Drive	Basement Walkup
BP #11-17	Niemoeller	227 Fern Ridge	Solar
BP #11-19	Outten	110 N Bank Road	Garage
BP #11-20	Meredith	546 Elbow Lane	Shed
BP #11-21	Sweeny	138 S Bank Road	Paving
BP #11-22	Speicher	1745 Flint Hill Road	Paving
BP #11-23	White Clay	9 Windsor Court	House

Other Zoning Matters

Zoning Officer Gargula announced that the Zoning Hearing Board will hear the case on the Bove property on July 19, 2011.

BP #11-9 – 140 Talbot Drive is Lot #50 in the Flint Hill Crossing Subdivision. Ms. Lee Heffernan, Mr. John Bacino, and other residents of Flint Hill Crossing, presented photographs and questioned the elevation of the foundation of the house being built on this lot. Chairman Parrish stated that upon receipt of the photos and concerns via email last week, she had a conversation with the Township Building Inspector, John Coldiron. Mr. Coldiron confirmed that the footers were in virgin ground. After lengthy review and discussion, it was suggested that Mr. Bacino and Mr. Coldiron have a conversation to discuss the remaining concerns regarding the building on Lot #50.

Supervisor Owens requested that the Township arrange to have the Township Building Inspector attend the next board meeting regarding subdivision matters (July 11) to share information with the residents of Flint Hill Crossing.

The residents of Flint Hill Crossing reported that they observed a garage floor failure on a property after a Certificate of Occupancy had been issued on said property. Chairman Parrish requested that they contact the Township Office to report the incident.

Ms. Heffernan inquired if more feedback could be provided as situations that are reported by residents are solved. The Township Office will strive to provide this feedback and the residents are welcome to follow up with a phone call to the office to inquire the resolution of items.

There being no further business regarding zoning, Zoning Office Gargula exited the meeting.

Subdivision and Land Development

Nichol Property Final Plan- Chairman Parrish reviewed the receipt of a letter from RML Enterprises granting an extension of approximately 90 days for the Nichol Property Final Plan. Chairman Parrish defined the date for the 90 days as September 28, 2011. Vice Chairman Frederick made a motion to accept the extension to September 28, 2011 on the Final Plan of the Nichol Property. Supervisor Owens seconded the motion and the vote was unanimous.

Other – Solicitor Oeste explained that there is a five (5) year protection period on the ordinances applicable to a development plan. The protection period starts from the preliminary plan approval date. If the developer has installed public improvements, there is unlimited protection on certain items in the ordinances.

Flint Hill Crossing – Ms. Lee Heffernan requested an update of actions taken regarding the items on the punch list for the Flint Hill Crossing development. Township Engineer Walsh reviewed the few items that had been addressed or started. He assured the Board and residents that every effort is being made to encourage the completion of the items on the list.

New Business

Bartoli Conditional Use – Supervisor Owens made a motion to extend the decision on the conditional use hearing for Bartoli until the Board meeting on June 27, 2011. Vice Chairman Frederick seconded the motion and the vote was unanimous.

There being no further legal business, Solicitor Oeste exited the meeting.

Subdivision and Land Development

Compton Subdivision – Chairman Parrish described this plan as a mini subdivision which proposes to take 3.99 acres of a lot located in Franklin Township and attach these acres to the property in London Britain Township owned by David and Jeannette Compton (73-3-19). Chairman Parrish acknowledges the receipt of the plan and identified the start date for the plan review as June 13, 2011 with a clock end date of September 11, 2011.

Windsor Subdivision Sewage Plant – Township Engineer Walsh reviewed with the Board that DEP has scheduled a meeting on July 7, 2011 from 9:00AM – 11:30AM to inspect the sewage treatment plant prior to reissuing the permit that has expired.

Shoppes of London Britain Sewage Plant – Engineer Walsh reviewed the events of the previous weeks when the main circuit breakers were turned off which shut down the sewage plant over Memorial Day weekend. The plant was restarted and cycled to return to normal operations. New batteries were installed in the overflow alarms. The phone numbers programmed to be called in an emergency need to be reviewed and updated.

Minutes

5/9/2011 – Supervisor Owens made a motion to approve the minutes of 5/9/2011 as written. Vice Chairman Frederick seconded and the motion carried unanimously.

5/23/2011- Supervisor Owens made a motion to approve the minutes of 5/23/2011 as written. Vice Chairman Frederick seconded and the motion carried unanimously.

Old Business

Wells/Walters Nivendel Farm Conservation – Chairman Parrish reported that the LBT Land Trust is responsible for the oversight of the property and trail easement. While they have the oversight of the trail easement, it is allowable for a different group to build the trail.

The LBT Land Trust has agreed to contract with the Natural Lands Trust to provide guidance and accompany the LBTLT on the annual walk through of the property tentatively scheduled for November 2011.

The Natural Lands Trust has inquired if London Britain Township and the Wild and Scenic would consider making contributions toward the shortfall in the conservation of the Wells/Walters property, aka Nivendel Farm.

Chairman Parrish made a motion that the Board of Supervisors of London Britain Township contribute \$25,000.00 toward the conservation easement of the Wells/Walters property located in London Britain Township, aka Nivendel Farm, with the stipulation that the Board may revisit this to increase the amount of the donation. Vice Chairman Frederick seconded the motion. Discussion included Supervisor Owens clarifying that this motion authorized Chairman Parrish to instruct the Township Treasurer to issue the check outside of a Board meeting. The motion carried unanimously.

New Business

Overlook Deck at the Mason-Dixon Greenway South Site – Chairman Parrish made a motion to award the contract for the construction of an overlook deck at the MDGSo site to Martin's Quality Home Improvements, Inc. in the amount of \$3,956.00. Supervisor Owens seconded the motion and the vote was unanimous.

Business from the Floor

None.

Adjournment

Supervisor Owens made a motion to adjourn the meeting at 10:45PM. Vice Chairman Frederick seconded and the motion carried unanimously.